

BILL NO. Z-71-10-09

ZONING MAP ORDINANCE NO. Z- 05-72

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A-19.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

R-3

SECTION 1. That the area described as follows is hereby designated a B-1-A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Map No. A-19 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

A part of the South one-half (1/2) of the South-east quarter (1/4) of Section Fourteen (14), Township Thirty-one (31) North, Range Twelve (12) East, in Allen County, Indiana, being more particularly described as follows:
Beginning at a point on the South line of the said half quarter section, a distance of 440 feet south 83° 20' 44" West of the Southeast corner thereof (said point also being on the center line of Washington Center Road, as now located and established;), running thence South 88° 20' 40" West upon and along the said south line and the center line of said road a distance of 775.726 feet to a point. Thence North to the South right-of-way line of Interstate Highway I-69; thence East along the Southerly right-of-way line of Interstate Highway I-69 to a point directly North of the place of beginning; thence South 1143.8 feet to the place of beginning, containing 16 acres, more or less.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

Herbert G. Lipton
Councilman

APPROVED AS TO FORM
AND LEGALITY.

[Signature]
CITY ATTORNEY

Read the first time in full and on motion by _____ seconded by _____ and duly adopted, read the second time by title and referred to the Committee on _____ (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____ the _____ day of _____ 197____, at _____ o'clock _____ P.M., E.S.T.

Date: _____

CITY CLERK

Read the third time in full and on motion by Kraus seconded by Hinga and duly adopted, placed on its passage.

Passed (~~lost~~) by the following vote:

AYES 9, NAYS 0, ABSTAINED _____, ABSENT _____ to-wit:

Burns	<input checked="" type="checkbox"/>	_____	_____	_____
Hinga	<input checked="" type="checkbox"/>	_____	_____	_____
Kruse	<input checked="" type="checkbox"/>	_____	_____	_____
Nuckols	<input checked="" type="checkbox"/>	_____	_____	_____
Moses	<input checked="" type="checkbox"/>	_____	_____	_____
Schmidt, D.	<input checked="" type="checkbox"/>	_____	_____	_____
Schmidt, V.	<input checked="" type="checkbox"/>	_____	_____	_____
Steir	<input checked="" type="checkbox"/>	_____	_____	_____
Talarico	<input checked="" type="checkbox"/>	_____	_____	_____

Date March 14- 1972

Charles W. Westermann
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (Resolution) No. 2-05-72 on the 14 day of March, 1972.

ATTEST:

(SEAL)

Charles W. Westermann
CITY CLERK

John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15 day of March, 1972 at the hour of 10:30 o'clock A.M., E.S.T.

Charles W. Westermann
CITY CLERK

Approved and signed by me this 15th day of March, 1972, at the hour of 4:01 o'clock P.M., E.S.T.

Don A. Delaney
MAYOR

Read the first time in full and on motion by Tipton seconded by

Dunifon and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (~~and Public Hearing to be held after due legal notice,~~ at the Council Chambers, City Hall, Fort Wayne, Indiana, on _____

the _____ day of _____ 19 ____, at _____ o'clock

~~P.M., E.S.T.~~

Date: 10-12-71

Frank J. Bonahoom
City Clerk

Read the third time in full and on motion by _____

seconded by _____ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES _____, NAYS _____, ABSTAINED _____, ABSENT _____ to-wit:

Adams	_____	_____	_____	_____
Dunifon	_____	_____	_____	_____
Fay	_____	_____	_____	_____
Geake	_____	_____	_____	_____
Nuckols	_____	_____	_____	_____
not seated	_____	_____	_____	_____
Rousseau	_____	_____	_____	_____
Steigerwald	_____	_____	_____	_____
Tipton	_____	_____	_____	_____

Date _____

City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map)(~~General~~)(~~Annexation~~)(~~Special~~)(~~Appropriation~~) Ordinance (Resolution) No. 2-

on the _____ day of _____, 19 ____.

ATTEST: (SEAL)

City Clerk

Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19 ____ at the hour of _____ o'clock ____ M., E.S.T.

City Clerk

Approved and signed by me this _____ day of _____, 19 ____, at the hour of _____ o'clock ____ M., E.S.T.

Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 12, 1971, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-71-10-09; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 15, 1971; and,

WHEREAS, this Plan Commission finds that in the interest of the public, and the spirit of the Zoning Ordinance, said proposed bill to rezone could be improved by deleting the letters and number "B1A" and substituting therefor the letter and number "R3", and that such change amounts to perfecting the bill and does not constitute a fundamental change or one which will alter the identity of the proposal;

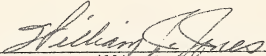
NOW THEREFORE, BE IT RESOLVED that said ordinance be amended by deleting the letters and number "B1A" and substituting therefor the letter and number "R3"; and,

1. That such change amounts to perfecting the bill and does not constitute a fundamental change or one which will alter the identity of the proposal; and,
2. That as so amended, said ordinance DO PASS.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 22, 1971.

Certified and signed this
13th day of March 1972.



William J. Jones
Director of Planning

Bill No. Z-71-10-09

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. A-19,

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance DO PASS.

EUGENE KRAUS, Chairman

JAMES S. STIER, Vice-Chairman

WILLIAM T. HINGA

PAUL BURNS

VIVIAN G. SCHMIDT

Eugene Kraus

James S. Stier

William T. Hinga

Paul Burns

Vivian G. Schmidt

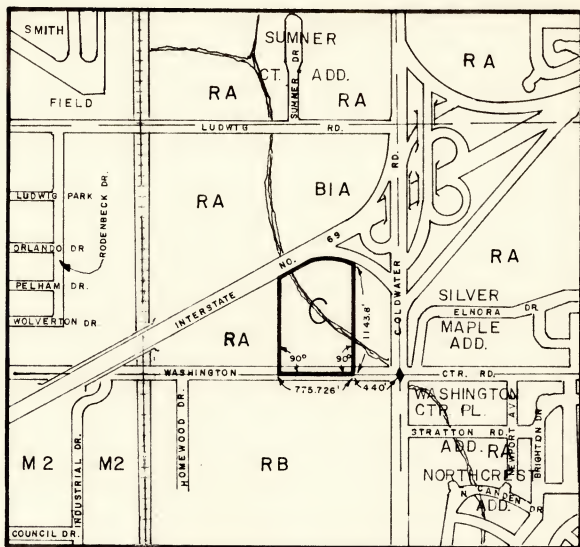
RECEIPT

No 100

GENERAL FUND

FT. WAYNE, IND. Sept. 17th 19 71RECEIVED FROM Charles N. Hall \$ 50.00THE SUM OF Fifty dollars & 00/100 ¹⁰⁰ DOLLARSON ACCOUNT OF Petition to rezone - Bounded on the
N by I-69 & on the W by Cambridge SquareRebecca A. Bousen

AUTHORIZED SIGNATURE



C CHANGE FROM RA TO R3

2-71-10-09

N

PETITION FOR ZONING ORDINANCE AMENDMENT

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

No. _____
DATE FILED: September 17, 1971
INTENDED USE: _____

I/We Michael W. Hall and Charles N. Hall
Applicant's Name or Names

Do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana by reclassifying from an R.A.
District to a B1A (Limited Business) District the property described as follows:

A 16-acre parcel bounded on the North by I-69 and on the West by Cambridge Square, on the South by Washington Center Road, and on East by Marriott. Schuller located in S 1/2 of SE 1/4 of Section 14, Township 31 North, Range 12 East (Washington Township).
General Description (Prepared by Planning Staff)

(SEE ATTACHED SHEET)

Being part of space described by the following deed records:

1. Deed Book 680, Page # 432
2. Deed Book 680, Page # 435

(See reverse side)

Legal Description

Legal Description Checked by (City Engineer) Norm Eubank
for Ron Brown

The Undersigned applicant (s) upon the execution and submission of this application and petition for zoning ordinance amendment, understands and agrees that:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the Office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or for the ordinance to be taken under advisement is filed within the required time, the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. Also, in the event, a request is filed for continuance or delay in the consideration of an ordinance, it shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and informing him of the time and place of the next meeting at which the proposed ordinance will be considered. In the event the time and place of the meeting is not known at the time that the request for continuance is filed, it shall be the duty of the petitioner to notify all persons notified by the Plan Commission Office when the time and place of hearing is determined.

I/We hereby certify that as the undersigned, I am / We are the owner (s) of fifty-one percentum or more of the property described in this petition.

Michael W. Hall

Name

Address

Michael W. Hall
Signature

Lawrence Academy
Groton, Mass.

Charles N. Hall

333 East Washington Blvd.
Fort Wayne, Indiana

This petition for zoning ordinance amendment prepared by:

Thomas M. Shoaff
Name

2400 Fort Wayne National Bank
Fort Wayne, Indiana

743-8123
Telephone Number

City Plan Commission - One Main Street - City-County Building - Fort Wayne, Indiana - 423-7571

A part of the South one-half (1/2) of the Southeast quarter (1/4) of Section Fourteen (14), Township Thirty-one (31) North, Range Twelve (12) East, in Allen County, Indiana, being more particularly described as follows:

Beginning at a point on the South line of the said half quarter section, a distance of 440 feet south 83° 20' 44" West of the Southeast corner thereof (said point also being on the center line of Washington Center Road, as now located and established:) running thence South 88° 20' 40" West upon and along the said south line and the center line of said road a distance of 775.726 feet to a point. Thence North to the South right-of-way line of Interstate Highway I-69; thence East along the Southerly right-of-way line of Interstate Highway I-69 to a point directly North of the place of beginning; thence South 1143.8 feet to the place of beginning, containing 16 acres, more or less.



development, inc.

333 east washington blvd. • fort wayne, indiana 46802 • phone (219) 422-4796

March 8, 1972

Mr. Gary F. Baeten
Planning Technician
City Plan Commission
City-County Building
One Main Street
Fort Wayne, Indiana 46802

Re: Bill No. Z-71-¹⁰⁻⁰⁹~~00-10~~
Change from "RA" to "R3"
North Side of Washington Center Road,
440' west of Coldwater Road

To Whom It May Concern:

As the Owner/Developer of the above-captioned property, I certify that any future development will require an approved drainage plan by Water Pollution Control Engineering.

Be it further understood that future development will be in complete compliance with the above-mentioned approved plan.

Sincerely,

Charles N. Hall

CNH/pd

CNA development, inc.

1300 Washington Blvd. Fort Wayne, Indiana 46802 phone (317) 451-7736

October 5, 1971

Mr. William R. Jones
Director of City Planning Commission
City County Building
One Main Street
Fort Wayne, Indiana

Dear Mr. Jones:

I respectfully request that the rezoning of 16 acres located on Washington Center Road west of U.S. 27 be amended as follows:

The parcel be rezoned to R-3.

This zone amendment is to be heard the evening of November 15, 1971.

Respectfully submitted,

Charles N. Hall
Charles N. Hall

CEN:nlb

County Council-City of Ft. Wayne
(Governmental Unit)

To JOURNAL-GAZETTE

Dr.

Allen

County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)
— number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

94 lines, columns wide equals equivalent lines at 28¢
cents per line

\$ 27.07

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 27.07

DATA FOR COMPUTING COST

Width of single column 11 ems

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date April 7, 1972

Title ARVILLA DEWALD
CLERK

Legal Notice

Notice is hereby given that on the 14th day of March, 1972, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Zoning Map Ordinance, to-wit:

BILL NO. 2-71-10-49
ZONING MAP ORDINANCE NO. 2-05-72
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. 10, A-19, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-1-A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2036 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Map No. A-19 referred to therein, established by Section 9, Article 11 of said Chapter as amended, are hereby changed accordingly, to-wit:

A part of the South one-half (½) of the Southeast quarter (¼) of Section Fourteen (14), Township Thirty-one (31) North, Range Twelve (12) East, in Allen County, Indiana, better more particularly described as follows: Beginning at a point on the South line of the said East quarter section, a distance of 445 feet south 83 degrees 20' 44" west (as established) running thence South 88 degrees 20' 44" west upon and along the said South line and the center line of said road a distance of 775.75 feet to a point. Thence North to the South right-of-way line of Interstate Highway 1-9; thence East along the Southern right-of-way line directly North of the place of beginning of Interstate Highway 1-9 to a point thence South 114.8 feet to the place of beginning, containing 16 acres, more or less.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

Herbert G. Tipton, Councilman
Read the third time in full and on motion by Kraus seconded by Hingo and duly adopted, placed on its passage. Passed by the following vote:
Ayes—Nine.
Barns, Hingo, Kraus, Nickols, Moses, D. Schmidt, V. Schmidt, Steir, Talarico.
Nays—None.
March 14, 1972

Charles W. Westerman,

City Clerk

Passed and adopted by the Common Council of Fort Wayne, Indiana, Zoning map No. 2-05-72 on the 14th day of March, 1972.

ATTEST:

Charles W. Westerman,

City Clerk

John Nickols,

Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of March, 1972, at the hour of 10:30 o'clock A.M.—E.S.T.

Charles W. Westerman,

City Clerk

Approved and signed by me this 15th day of March, 1972, at the hour of 4:30 o'clock P.M., E.S.T.

Ivan A. Lebamoff, Mayor

Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and complete copy of Bill No. 2-71-10-49 Zoning Map Ordinance No. 2-05-72 passed by the Common Council on the 14th day of March, 1972, and that said Ordinance was duly signed and approved by the Mayor on the 15th day of March, 1972, and new remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 22nd day of March, 1972.

CHARLES W. WESTERMAN,
CITY CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana }
ALLEN County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time(s), the dates of publication being as follows:

March 27, 1972

April 3, 1972

Subscribed and sworn to before me this 7th day of April 1972

Edith Stapleton

Notary Public

My commission expires March 8, 1974

X Common Council-City of Ft. Wayne
(Governmental Unit)

To.....NEWS-SENT INEL.....Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display	Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines	_____
Head	number of lines	_____
Body	number of lines	92
Tail	number of lines	2
Total number of lines in notice		94

COMPUTATION OF CHARGES

94 lines.....columns wide equals.....equivalent lines at \$28.84.....
cents per line \$27.07

Additional charge for notices containing rule or tabular work (50 per cent of above amount) _____

Charge for extra proofs of publication (50 cents for each proof in excess of two) _____

TOTAL AMOUNT OF CLAIM \$27.07

DATA FOR COMPUTING COST

Width of single column 11 ems Size of type 5 1/2 point

Number of insertions 2 Size of quad upon which type is cast 5 1/2

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

A. M. Hostman

Date April 7, 1972

Title Clerk

Legal Notices

Notice is hereby given that on the 14th day of March, 1972, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Zoning Map Ordinance, to-wit:

ZONING MAP ORDINANCE NO. Z-65-72

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. 4-19, as amended by the COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated as B-1-A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1968, as amended by General Ordinance No. 2658 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Map No. 4-19 referred to therein established by Section 9, Article II of said Charter as amended, are hereby changed accordingly, to-wit:

A part of the South one-half (1/2) of the Southeast quarter (1/4) of Section Fourteen (14), Township Thirty-one (31) North, Range Twelve (12) East, in Allen County, Indiana, being more particularly described as follows: Beginning at a point on the South line of the West of the quarter section, a distance of 440 feet south 45 degrees 45 minutes West of the Southeast corner thereof (said point also Center Road, as now located and established) running thence South 88 degrees 00' 40" West upon and along the road south line and the center line of said road a distance of 775.28 feet to a point. Thence North to the South right-of-way line of Interstate Highway I-49; thence East along the Southern right-of-way line directly North of the place of beginning; or Interstate Highway I-49 to a point thence South 114.8 feet to the place of beginning, containing 1/2 acre, more or less.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

Herbert G. Tipton, Councilman Read the third time in full and on motion by Kraus seconded by Hines and duly adopted, placed on its passage. Passed by the following vote:

Ayes—Nine.
Burns, Hingo, Kraus, Nuckolls, Moses, D. Schmidt, v. Schmidt, Steir, Talarico.

Nays—None.
March 14, 1972

Charles W. Westerman, City Clerk Passed and adopted by the Common Council of Fort Wayne, Indiana, Zoning map No. Z-65-72 on the 14th day of March, 1972.

ATTEST:

Charles W. Westerman, City Clerk

John Nuckolls, Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of March, 1972, at the hour of 10:30 o'clock A.M., E.S.T.

Charles W. Westerman, City Clerk

Approved and signed by me this 15th day of March, 1972, at the hour of 4:31 o'clock P.M., E.S.T.

Ivan A. Lebowitz, Mayor

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and complete copy of Bill No. Z-65-72 passed by the Common Council on the 14th day of March, 1972, and that said Ordinance was duly signed and approved by the Mayor on the 15th day of March, 1972, and new remains on file and on record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this 22nd day of March, 1972.

CHARLES W. WESTERMAN, CITY CLERK

3-27-4-3.

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned *A. M. Hostman* who, being duly sworn, says that *She is* Clerk of the

NEWS-SENT INEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time^s, the dates of publication being as follows:

March 27, 1972

April 3, 1972

Subscribed and sworn to before me this 7th day of April, 1972

Edith Stapleton Notary Public

My commission expires March 8, 1974